

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday, April 7, 2014 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Alice Allen called the meeting to order.

Roll Call.

Alice Allen, Chair

Bert Bender

Donna Bosold

Ray Rhash

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Steve Williams, Assistant County Attorney

Diane Silvia, Preservationist, absent

Adoption of Minutes from the March 3, 2014 meeting.

Ray Rhash motioned to approve the minutes of the March 3, 2014 meeting. Bert Bender seconded the motion.

Applications for Special Certificate of Appropriateness:

1. RAUL AND MARIA SANTAMARINA are proposing to install an elevator to provide access between floors at 231 Tavernier Drive. The subject property is legally described as Lot 4 and adjacent bay bottom, Block 8, Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477830-000000.

(tabled at the February 3, 2014 meeting).

Applicant presentation of new material

John Gilbert, Cornerstone Construction, said they submitted the new drawings and photographs that were requested. If you review the drawings you can see there is no other location that can be used for the elevator without making the bedrooms useless or encroaching in the setbacks even more. He feel the west side is the best location as it is under the drip line and least invasive to neighbors. At the rear it would still be 3 steps below the deck.

Public testimony

The owner (unidentified) of the adjacent property said he has no objections.

Board discussion

Donna Bosold said she is concerned that the location is in the setback.

Mr. Gilbert said they would have to go to the planning department for a variance for the elevator.

Bert Bender said there is another alternative. If you put it on the east side it would not violate the setback. The setback on that side is 10' according to the site plan.

Mr. Gilbert said that is not the survey. The site plan was based on the survey. There is a set of stairs inside the house that would interfere on the east side.

Bert said sheet S1 shows the exterior stairway on the east side. If you moved the elevator adjacent to this you could create a loft with a doorway. He asked how high the building is floor to floor.

Mr. Gilbert said he thinks 17 to 18'.

Mr. Bender feels there is plenty of room.

Mr. Gilbert said the elevator would interfere with either the interior and exterior stairways. He noted the drawings are not to scale. The contractor said he would be glad to take Mr. Bender to see the inside of the house.

Mr. Bender asked if there are any interior photographs.

Mr. Gilbert said you cannot access the master bedroom from that side. You would have to build a mezzanine that would alter the interior of their home. He would be glad to have Bert design this for him.

Mr. Bender said as a member of this commission he is not permitted to design it.

Motion

Bert Bender motioned to table so they can get scaled drawings and a building section showing the existing stairways. Donna Bosold seconded the motion. Drawings need to show what is on the floor below and floor to floor height.

Donna Bosold asked Rey Ortiz if he would have to have scaled drawings to apply for a variance.

Mr. Ortiz said drawings need to be adequate for them to make a decision.

Steve Williams said sealed plans are not a requirement for a variance.

Mr. Gilbert said I have a question as this house has nothing to do with old Tavernier. Why is this committee addressing setbacks?

Alice Allen asked Mr. Gilbert if he understands what the Commission is asking for.

Mr. Gilbert said you want a floor to floor building height for the first and second floor and a cross section that shows the stairways.

Mr. Ortiz asked if this was a regular elevator or a cargo lift. They have had issues with cargo lifts. Make sure your engineer is working with the current building code. The building department may have other issues.

One of the neighbors (unidentified) asked what is wrong with their proposal to put the elevator on the west side.

Bert Bender said a lawyer might make a case that setbacks are not our purview. If there is an alternative where a project can be done following the code then, that is the way it should be done. To get a variance you have to show there are no other alternatives.

Steve Williams said it is in your favor if you do not have to seek a variance. Variances are costly, take a lot of time, and there is no guarantee they will be granted.

2. FAITH PITTS is proposing to repair/replace exterior wood railings and decking and to paint the exterior of the home at 264 Lincoln Avenue. The subject property is legally described as Lot 11, Block 10, Largo Beach, Tavernier, Monroe County, Florida having Real Estate Number: 00478250-000000.

Staff presentation and recommendation

Rey Ortiz read the staff report by Diane Silvia into the record.

Applicant presentation

Douglas Pitts submitted pastel green tone and off-white color chip samples. The engineering has been completed. The design of the railings is slightly different to follow the current building codes.

Public testimony

No public testimony.

Board discussion

The board had no questions.

Motion

Donna Bosold motioned to approve. Ray Rhash seconded the motion. There were no objections so the motion carried.

Mr. Pitts asked if he can submit his building permit application.

Rey Ortiz said yes. An HPC resolution will be signed by the chair and sent to Planning.

Other Business:

Discussion on possible revisions to Article III. Archaeological, Historical or Cultural Landmarks, Municode.

Donna Bosold was concerned that the chapter on Historic Resources in the Comp Plan has been completely removed and she asked Rey Ortiz if it has been placed somewhere else.

Rey Ortiz said he can check on this.

Steve Williams presented a chart showing potential items for staff approval. He has left extra space for additional items. This would be in the form of an appendix that would go in front of the BOCC. You can review this for discussion at our next meeting.

Bert asked if this would be hard fast rules, or could you say for example, when an item is not visible.

Rey Ortiz said it is very difficult to deal with items that are subjective.

Mr. Williams said that is correct, they will have to be hard fast rules.

Adjournment:

As there was no other business, Bert Bender motioned to adjourn.